

PUBLIC NOTICE AND AGENDA OF THE GROVELAND LOCAL PLANNING AGENCY SPECIAL MEETING SCHEDULED TO CONVENE AT **5:00** P.M., MONDAY, OCTOBER 24, 2016, IN THE PURYEAR BUILDING AT 243 SOUTH LAKE AVENUE.

CALL TO ORDER
ROLL CALL

MAYOR	TIM LOUCKS	tim.loucks@groveland-fl.gov
VICE-MAYOR	KAREN MCMICAN	karen.mcmican@groveland-fl.gov
COUNCILMEMBER	JOHN GRIFFIN	john.griffin@groveland-fl.gov
COUNCILMEMBER	DINA SWEATT	dina.sweatt@groveland-fl.gov
COUNCILMEMBER	MIKE RADZIK	mike.radzik@groveland-fl.gov
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ.	
INTERIM CITY MANAGER	GWEN WALKER	gwen.walker@groveland-fl.gov
CITY CLERK	TERESA MAXWELL	teresa.maxwell@groveland-fl.gov
SERGEANT-AT-ARMS	CAPT. TODD ENGLISH	todd.english@groveland-fl.gov

Please note: Most written communication to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

AGENDA

1. Ordinance 2016-10-23: Rezoning to PUD – Villa City

Comments from the Public

Adjournment

Groveland Code of Ordinances Sec. 2-58 (f). Any person desiring to address the council shall first secure the permission of the presiding officer and shall give his name and address for the record. All remarks shall be addressed to the council as a body and not to any member thereof unless permission to do so is first granted by the presiding officer. Unless further time is granted by the presiding officer or the council, members of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a councilmember or city official except through the presiding officer. **If your address is exempt from public record you are not required to state it. In addition, do not give out your Social Security Number, phone number, email address of any other information you do not want others to have access to as the meetings are recorded and those recordings are considered public record.**

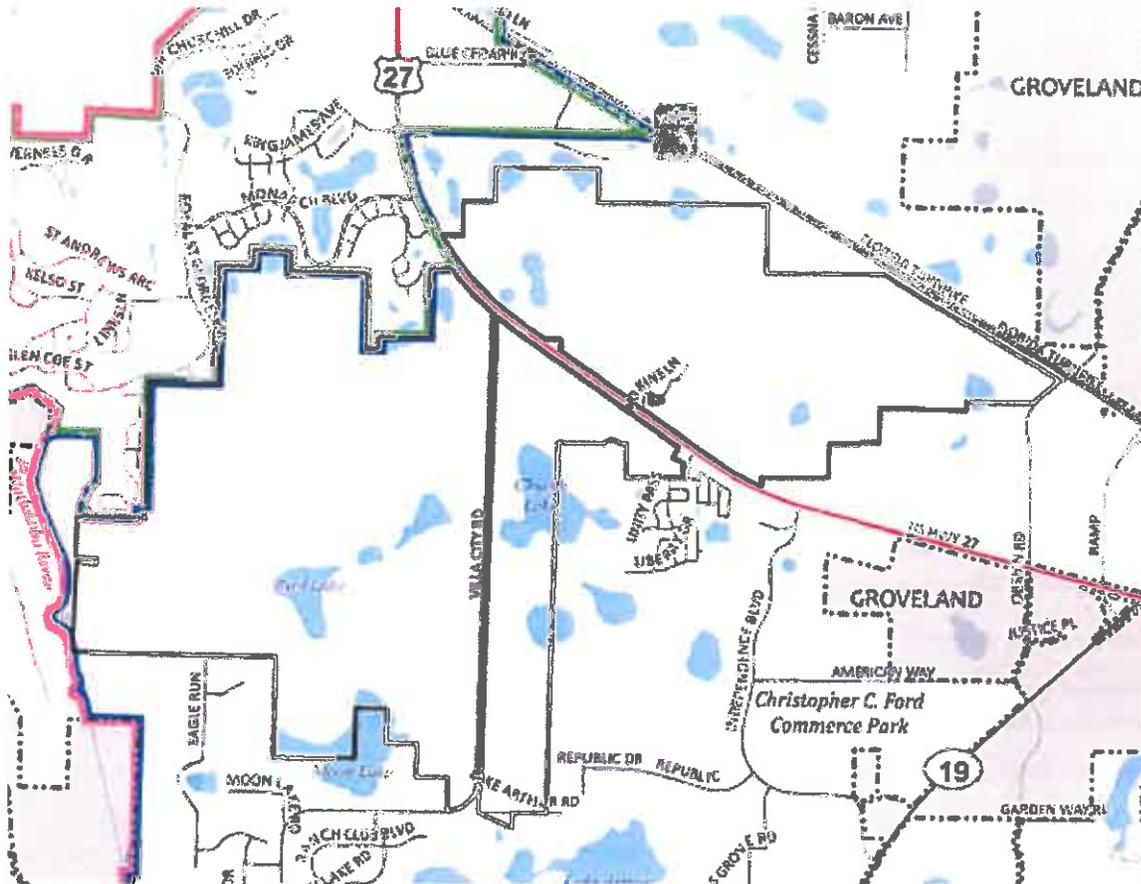
Pursuant to the provisions of Chap. 286, F.S., Sec. 286.0105, if a person decides to appeal any decision made by this body with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based and is advised to make such arrangements at his or her own expense.



REQUEST FOR LOCAL PLANNING AGENCY CONSIDERATION

MEETING DATE:	October 24, 2016
ITEM NUMBER:	1
AGENDA ITEM:	Ordinance 2016-10-23 - Rezoning to PUD – Villa City
CITY GOAL:	Develop inviting high profile visual impact projects; including gateways, establishing destination, branding and other projects that reflect tax results.
PREPARED BY:	Jodi Nentwick, Senior Planner
DATE:	October 20, 2016

PROPERTY LOCATION: The subject property is located southwest of the Florida Turnpike, and north and south of US Highway 27, on both sides of County Road 565, all within the northwestern quadrant of the City. Please see **Villa City PUD Location Map** below for the location and road network in the vicinity of the subject property.



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BACKGROUND:

A number of owners are proposing to develop the Villa City project within the City of Groveland. The properties are located within the City's planning area and 180 utility district as identified in the Interlocal Service Boundary Agreement, and are proposed for annexation simultaneously with a Large Scale Comprehensive Plan Amendment. This request is for approval of the PUD zoning ordinance which will be used to regulate the development of the property.

The Villa City project consists of approximately 2,467 +/- acres. Along with this proposed PUD zoning, the Applicants are seeking a future land use designation of Master Planned Community, a new future land use designation for the City, the details of which are set forth below, and Conservation (for the wetland areas of the property):

<u>Master Planned Community (MPC)</u>	<u>Up to 5.0 dwelling units per acre. Non-residential uses — the maximum floor area ratio is 1.00. Impervious surface coverage will be regulated at the PUD level in accordance with the provisions of Policy 1.1.16</u>
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The new Master Planned Community future land use designation, along with this PUD ordinance, are envisioned to create a sustainable, self-sufficient, mixed-use community including a mix of housing types to accommodate multiple stages of life, as well as non-residential uses, such as office, retail, industrial, medical, institutional, educational, and civic uses and a pedestrian oriented village center.

In addition, the following shall apply:

- All future development shall be required to connect to the City central water system, sewer system, and reuse water system;
- Residential uses shall occupy a minimum of 50 percent and a maximum of 65 percent of the gross land area;
- Commercial uses including retail, office, industrial and community facilities (excluding schools) shall occupy a minimum of 5 percent and a maximum of 25 percent of the gross land area;
- Open space areas within the property which are preserved will have a Future Land Use designation of Conservation;
- Open Space uses shall occupy a minimum of 30 percent of the gross land area within the PUD Master Development Plan;
- Low Impact Development and Green Building techniques (Policy 1.2.11 and 1.2.12) will be required;
- A maximum of 1.00 floor area ratio (FAR) shall be allowed for nonresidential uses;
- Up to 5 dwelling units per acre shall be allowed in single family residential areas; and

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Flexible dimensional requirements will be permitted to ensure that mixed use buildings are properly located adjacent to abutting roadways and sidewalks.

This PUD ordinance also includes a Master Development Plan which outlines the location of the various generalized land uses within the mixed use development, together with performance standards and design guidelines. The generalized land use designations in the Master Development Plan are as follows: Sustainable Neighborhood, Regional Commercial, Mixed Use, Open Space / Natural Lands, Wetlands and Lakes. Each of these areas is color-coded on the Master Development Plan.

The more specific proposed land use allocations within the PUD are as follows:

Single Family Residential	2,570	Dwelling Units
Multi-Family Residential	2,000	Dwelling Units
Active Adult Residential	3,190	Dwelling Units
Office	300,000	Square Feet
Industrial	100,000	Square Feet
Retail	500,000	Square Feet
Assisted Living Facility (ALF)	400	Beds
Hotel	150	Rooms

The PUD zoning will also incorporate into it a Development Agreement setting forth the other specific requirements for the project, including mitigation for public safety impacts, wildlife impacts, road and transportation impacts, school impacts, wetland impacts and impacts to the City's potable water supply system.

The first readings of the annexation ordinance for the Villa City PUD property (Ordinance 2016-07-16), and for the associated comprehensive plan amendment ordinance (Ordinance 2016-07-17), were held a few months ago in July. The second readings of both the annexation ordinance and the comprehensive plan amendment ordinance for the property will be considered at the first Local Planning Agency and the City Council meetings in November.

The first public hearings for this PUD zoning ordinance are being held tonight. The second public hearings for the PUD ordinance will be held to adopt the proposed ordinance at the first Local Planning Agency and the City Council meetings in November.

STAFF RECOMMENDATION: Motion to Approve Ordinance 2016-10-23

REVIEWED BY CITY MANAGER:

LPA ACTION:

MOTION BY:

SECOND BY:

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Record and Return to:
City of Groveland
Attn: Community Development Dept.
156 S. Lake Avenue
Groveland, FL 34736

ORDINANCE 2016-10-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, ASSIGNING A ZONING DESIGNATION OF CITY OF GROVELAND PLANNED UNIT DEVELOPMENT (PUD) FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF GROVELAND, FLORIDA; OWNED BY FLORIBRA – VILLA CITY IA, LLC, ET. AL, AND LOCATED SOUTHWEST OF THE FLORIDA TURNPIKE AND NORTH AND SOUTH OF US HIGHWAY 27, ON BOTH SIDES OF COUNTY ROAD 565, IN GROVELAND, LAKE COUNTY, FLORIDA; APPROVING A DEVELOPMENT AGREEMENT FOR THE PROPERTY; PROVIDING FOR DIRECTIONS TO THE CITY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Groveland, Florida, as follows:

Section 1: Purpose and Intent.

That the zoning classification of the following described property, being situated in the City of Groveland, Florida, shall hereafter be designated as PUD as defined in the Groveland Land Development Regulations.

LEGAL DESCRIPTION: See Exhibit A attached hereto and incorporated herein.

Section 2: Zoning Classification.

That the property being so designated as PUD is subject to the following terms and conditions.

General

Development of this Project shall be governed by the contents of this document and applicable sections of the City of Groveland Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City. Code references in this document refer to the Land Use and Development Ordinances in effect November 2016.

Where in conflict, the terms of this document shall take precedence over the City of Groveland Land Development Regulations and Code of Ordinances, and all other applicable rules, regulations and ordinances of the City.

Unless otherwise notes, the definition of all terms shall be the same as the definitions set forth in the City of Groveland Land Development Regulations.

Land Uses

The Master Development Plan of the mixed use development for the Project is attached hereto as **Exhibit B** and is an integral part of this PUD document. Elements in the Master Development Plan include the following land uses and the approximate acreage devoted to each land use shall be as follows:

Land Use	
Sustainable Neighborhood:	1,151 +/- acres
Mixed Use:	218 +/- acres
Regional Commercial:	9 +/- acres
Conservation (includes wetlands and lakes):	686 +/- acres
Ecological Management Area Uplands*:	142 +/- acres
Open Space/Retention:	261 +/- acres
<hr/>	
Total	2,467 +/- acres

*Note: The Ecological Management Area is proposed as a 158-acre (142 uplands, 16 wetlands) area as shown on Exhibit B to be protected as habitat for listed species. The Ecological Management Area may be less than 158 acres upon agency jurisdictional determination. This designation may be revisited should the City or other regulatory agency express a desire for off-site mitigation in lieu of on-site mitigation. In any event, the open space requirement as described below shall be met.

Recreation/Retention/Open Space Requirements

Park Land with Facilities:	50 acres (minimum)
Park Land – Passive Recreation*:	100 acres (minimum)
Retention:	320 +/- acres (approximate)
Open Space:	30% of PUD area (2,467 acres) ~740 acres (inclusive of passive park land, retention, 50 % of wetlands/lakes/conservation)

*Note: Passive Recreation as defined by Chapter 6, Policy 1.5.1 in the Comprehensive Plan in effect November 2016.

Purpose

The purpose of this PUD is to:

1. Create an attractive and high quality environment which is compatible with the scale and character of the local environment;
2. Develop a residential area that is safe, comfortable and attractive to pedestrians;
3. Create a community with direct visual and physical access to open land, with amenities in the form of community open space, and with a strong community identity;
4. Provide a network of open space; and

5. Provide for a diversity of lot sizes and housing choices to accommodate a variety of age and income groups, and residential preferences, so that the City's population diversity may be maintained.

Permitted uses.

Development shall be consistent with the Master Development Plan (Exhibit B). Specific permitted uses within land use zones are as follows:

Mixed Use: All uses permitted under the City's residential and commercial zoning districts, except for mobile home sales.

Sustainable Neighborhood: All uses permitted under the City's residential zoning districts.

Regional Commercial: All uses permitted under the commercial zoning districts and uses permitted in the M-1 industrial zoning district, except for mobile home sales and motor freight transportation and warehousing.

Development Program

Land Use	Total	
Single Family Residential	2,570	Units
Multi-Family Residential	2,000	Units
Active Adult Residential	3,190	Units
Office	300,000	Square Feet
Industrial	100,000	Square Feet
Retail	500,000	Square Feet
Assisted Living Facility (ALF)	400	Beds
Hotel	150	Rooms

Village Center

The Mixed-Use area on the south side of US 27, as shown on Exhibit B, is intended to be developed as the Village Center for the project. The primary intent of the Village Center is to create a safe, vibrant and pedestrian-oriented area that can support a variety of residential, retail, commercial, office and entertainment uses. This zone will include the most compact development within the development area, with buildings that create a continuous street façade. The Village Center shall provide neighborhood commercial uses and the design form should reflect the principles of quality urban and traditional neighborhood design, including significant pedestrian connectivity. Ground-floor commercial uses should contribute positively to a pedestrian-friendly environment. Parking shall be predominantly located in the interior or rear of the block and may be supplemented with on-street parking, where appropriate. Horizontal mixed-uses shall be allowed and vertical mixed-uses are encouraged. Open space within the Village Center

shall be provided in the form of public plazas and small park spaces that are urban in character.

Conversion of Uses

Notwithstanding the Development Program described above and in Exhibit B, an Applicant is allowed to convert one land use for another so long as each such conversion is in accordance with the Transportation Equivalency Matrix based on equivalent peak hour directional trip ends, attached hereto as Exhibit C. This conversion, coordinated by the City, shall be considered a non-substantial change to the PUD.

Floor area/acreage of commercial or industrial uses.

A minimum of 89.05 acres (5% of the 1,781-acre master planned community future land use area designated within the PUD) shall be set aside for development of commercial uses, including retail, office, industrial and community facilities (excluding public and private educational schools).

Commercial and industrial floor area ratios.

The maximum floor area ratio shall be 1.00.

Building setbacks.

Setbacks are measured perpendicular from the property line to the nearest support or roof structure unless otherwise defined according to the following table:

<u>Setbacks^{1,2}</u> <u>Zone</u>	<u>Front/Street</u>		<u>Side</u>	<u>Min</u>	<u>Rear</u>
	<u>Min</u>	<u>Max</u>	<u>Min</u>		<u>Min With</u> <u>Alley</u>
Mixed-Use	10	20	5	10	20
Mixed-Use (US 27)	10	20	5	10	20
Sustainable Neighborhood	10	30	5	10	20
Regional Commercial ³	10	N/A	10	20	N/A

1. Townhomes and zero lot line developments are allowed within the Sustainable Neighborhood and Mixed Use zones provided that the setbacks noted in this table are met at the perimeter of the development.
2. Cantilevered balconies, bay windows, residential porches and roof overhangs may encroach into the Street/Front Setback area.
3. When adjacent to residential, the side and rear setbacks shall be a minimum of 25 feet.

Building separation.

Building separation shall be in accordance with National Fire Protection Association standards.

Maximum impervious surface lot coverage.

Maximum impervious surface is limited to 60% of the gross land area (2,476 acres) within the PUD master plan, which is 64.5 million square feet.

Height of structures.

The maximum building height shall be applied according to the following zones:

Mixed Use Zone: The maximum building height allowed shall be 4 stories or 60 feet.

Sustainable Neighborhood Zone: the maximum building height allowed shall be 3 stories or 50 feet.

Regional Commercial Zone: the maximum building height allowed shall be 4 stories or 60 feet.

Landscaping requirements.

Landscaping shall be designed and constructed in accordance with Chapter 133 (Landscaping) of the Groveland Code of Ordinances as adopted by Ordinance 2011-11-43 on November 14, 2011.

Within the Mixed Use zone, if the area between the building and side property line is used for parking, a street wall shall be required in front of the parking area measuring three (3) feet in height.

Parking areas and external lighting systems.

Lighting within the development shall be consistent with Section 137-109 (Lighting) of the Groveland Code of Ordinances.

Off-Street parking requirements.

Development within the Mixed Use zone shall provide off-street parking in accordance with Section 149-49(c) (Downtown Parking District) of the Groveland Code of Ordinances. The Urban Land Institute Shared Parking method for determining parking ratios may be utilized for mixed use developments in lieu of the Downtown Parking District requirements.

Development outside of the Mixed Use zone shall provide off-street parking in accordance with Section 149-46 (Required Parking) of the Groveland Code of Ordinances.

Treatment of street lighting.

Lighting within the development shall be consistent with Section 137-109 (Lighting) of the Groveland Code of Ordinances.

Residential Building Design

Residential building design will be in accordance with the Chapter 137, Article II: Architectural Standards of the City's Land Use and Development Code. The following

principles seek to promote a high quality development that will create a sense of place and community through the development of the site.

- A diversity of housing styles, shapes and materials will be encouraged in order to create variety in the streetscape.
- The different housing types shall be integrated architecturally in order to give the development a harmonious appearance. Owner shall submit plans for building design which offer both innovative design and sufficient additional amenities. A determination of whether the design is innovative and has sufficient additional amenities will be made by the City, however such approval shall not be unreasonably withheld. Designs and additional amenities shall, at a minimum include: diversity of elevations and architectural features which may include front porches, shutters, stone accents, a variety of color schemes, and minimum 5:12 pitch roof.
- The creation of visual richness should be considered when choosing materials and details. Local characteristics are encouraged.
- A variety of roof heights, pitches and materials, including color, will be encouraged.
- Side entry garages shall be encouraged.
- Landscaping should be incorporated into the overall design as a means of linking the development areas with the open spaces.
- In an effort to avoid monotony, the same home plan and elevation will not be duplicated every fourth house along the same side of any street, opposite or diagonally opposite in a residential floor plan.

Affordable Housing Requirement

Per the City's Affordable Housing Requirement, 10% of the homes sold in the community will be sold at or below \$260,000. This price is based on a median household income of \$58,300 (per HUD statistics). This number was derived through assuming property taxes of \$175 per month, insurance of \$100 per month and HOA fees of \$65 per month, this leaves \$1,263 monthly for principal and interest. Assuming a 30 year, 4% fixed rate loan, a \$1,263 monthly payment qualifies a buyer for up to a maximum \$260,000 house. In order to ensure continuous affordability, the maximum affordable price will not be able to appreciate more than 5% compounded per year from the effective date of the PUD. The 10% of the homes in the neighborhood that are designated to remain affordable will not be able to exceed this maximum price. The price appreciation cap will be in effect for 99 years.

Recreation and Open Space

A minimum of 30 percent (as required by the comprehensive plan) of the total project area at buildout (not by phase) shall be established and maintained as open space or facilities. The open space shall include, but not be limited to project buffer areas, drainage areas, retention areas and landscaped areas. While the onsite wetlands and lakes will be preserved, a maximum of 50% of the open space may be met with wetland preservation.

Waterfront and Wetlands Buffer Requirement

No development shall be allowed within jurisdictional wetlands on the property. A building setback of 50 feet, including a minimum upland buffer of 25 feet, shall be maintained. These buffer and building setback requirements shall be measured from the defined wetland boundary line. No development except passive recreation, as defined in Policy 5.6.3 of the Comprehensive Plan, and lake access and maintenance authorized by the St. Johns River Water Management District, shall be permitted in wetland/lake areas. There shall be no disturbance within 50 feet of the high water mark, with the exception of pilings for dock or pier.

Public Facilities

Potable Water and Wastewater

The Project shall be connected to the City Potable Water system and the City Sanitary Sewer system, prior to any Certificate of Occupancy being issued for any structure (except temporary construction uses) on the Project. Re-use lines shall be installed for irrigation. Additional requirements relating to potable water, wastewater and reuse shall be addressed in a separate utility agreement.

Solid Waste

Solid Waste collection shall be pursuant to City regulations, as amended.

Drainage

The maintenance of the drainage system shall be the responsibility of the Homeowners Association(s) or Property Owners Association(s).

Transportation

All two-way streets shall have a fifty foot (50') right-of-way with a minimum 24 foot pavement and curb width unless part of a context-sensitive design and approved at Preliminary Plat by the City Council. Provision shall be made for underground utilities.

All portions of the development should be accessible by a direct, convenient, attractive, safe, and comfortable system of pedestrian facilities, and the development should provide appropriate pedestrian amenities.

Street and Sidewalks

The development shall have a connected street system that serves vehicles, pedestrians and bicycles which connects to recreation facilities and any adjacent residential community areas. A minimum of a five foot (5') sidewalk shall be constructed along both sides of all streets. All streets shall be constructed to the City of Groveland standards.

Streets shall be interconnected as far as practicable, employing cul-de-sacs only where essential. Where cul-de-sacs are deemed to be unavoidable, continuous pedestrian

circulation shall be provided for by connecting sidewalks that link the end of the cul-de-sac with the next street (or open space).

Shade trees shall be planted within the right-of-way of all streets. Such trees shall be planted with root barriers so as not to interfere with utility lines and comply with the City's Landscape Regulations for trees in the right-of-way.

Lighting

Decorative street lighting shall be installed at every intersection, at the end of each cul-de-sac and at intervals of 300 feet, or as approved by the City Staff. Street lighting shall be installed by the Owner/Developer. The City shall not be financially responsible for street lights or electricity for street lights.

Utilities

All utilities shall be underground.

Signage

All signage on the Property shall be ground signage and shall comply with the City Land Use and Development Regulations.

Maintenance of Common Areas

Maintenance of all common areas within the Project shall be the responsibility of a community or homeowner's association(s) formed to govern such property.

Endangered species habitat

An Ecological Management Area (up to 158 acres) as shown on Exhibit B is proposed to be protected as habitat for listed species. This designation may be revisited should the City or other regulatory agency express a desire for off-site mitigation in lieu of on-site mitigation.

Impact Fees

The Owner/Developer acknowledges that the City of Groveland has impact fees for water, wastewater, administrative, fire, police and recreation, and that the Project shall be subject to such impact fees. The Owner/Developer acknowledges that the City of Groveland may adopt other types of impact fees in the future, for example, reuse impact fees, and that the Project shall be subject to such impact fees.

Amendments

Any substantial deviation from the PUD Conceptual Development Plan, or deviation from the terms of this Ordinance, shall be approved by the City Council in accordance with the legal procedures to amend zoning ordinances.

Expiration of PUD

Actual construction consistent with this PUD (including construction plan approval) must commence on the Property within 5 years of the Effective Date of this ordinance without a

lapse of construction. Construction shall include infrastructure and groundwork, as well as home building and non-residential building. If actual construction fails to begin as required herein or construction commences but lapses for a period of 8 consecutive months or longer, or for a period of twelve non-consecutive months collectively within a period of 18 months, this PUD and any approvals including construction plans shall be considered expired and of no further force or effect. Any vesting which may be claimed thereby shall be void. The applicant may request the City for up to a thirty-six month extension prior to expiration.

Section 3: Consistent with Comprehensive Plan.

That the zoning classification is consistent with the Comprehensive Plan of the City of Groveland, Florida

Section 4: Official Zoning Map.

That the City Manager, or designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Groveland, Florida, to include said designation.

Section 5: Severability.

That if any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 6: Conflict.

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7: Effective Date.

This Ordinance shall become effective immediately upon its approval and adoption by the City Council.

PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this ____ day of _____, 2016.

HONORABLE TIM LOUCKS, MAYOR
City of Groveland, Florida

ATTEST:

Teresa Maxwell, City Clerk

Approved as to Form:

Anita Geraci-Carver
City Attorney

Passed First Reading _____
Passed Second Reading _____

Council Member _____ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member _____ and upon roll call on the motion the vote was as follows:

	YEA	NAY
Tim Loucks		
John Griffin		
Karen McMican		
Mike Radzik		
Dina Sweatt		

EXHIBIT A

Metes and bounds legal descriptions attached.

Alternate Key Numbers

1024471
1024501
1024510
1024544
1024552
1024561
1024579
1024587
1024595
1024935
1024943
1035767
1063639
1068479
1068509
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1088437
1210810
1297796
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1383650
1390745
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1587166
1756791
1781272
2831154
3781209
3781210
3781211
3781212
3781213
3783126
3783127
3793849
3882756

Parcel ID Numbers

16-21-25-000300000400
17-21-25-000400000500
17-21-25-000400000600
18-21-25-000300001100
18-21-25-000300001200
19-21-25-000100000100
20-21-25-000100000300
20-21-25-000200000902
20-21-25-000200000903
30-21-25-000200000500
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18-21-25-000400001700
18-21-25-000400001800
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18-21-25-000400001900
18-21-25-000300000200
18-21-25-000400002100
30-21-25-000200002900

First American Title Insurance Company

SCHEDULE A (Continued)

Issuing Office File No.: 2037-3581150

THAT PART OF SECTIONS 18 AND 19, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19 BEING A 4" X 4" CONCRETE MONUMENT (NO IDENTIFICATION NUMBER) AND RUN S00°40'35"W ALONG THE EAST LINE OF SAID SECTION 19 FOR A DISTANCE OF 27.04 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27 (STATE ROAD NO. 25) (A 200 FOOT WIDE RIGHT-OF-WAY); THENCE CONTINUE S00°40'35"W ALONG SAID EAST LINE FOR A DISTANCE OF 637.03 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE RUN N89°46'41"W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 113.55 FEET; THENCE RUN N54°35'13"W FOR A DISTANCE OF 103.53 FEET; THENCE RUN N77°47'22"W FOR A DISTANCE OF 111.43 FEET; THENCE RUN S70°42'25"W FOR A DISTANCE OF 91.32 FEET; THENCE RUN S35°24'47"W FOR A DISTANCE OF 64.00 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N89°46'41"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 899.85 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN N00°38'38"E ALONG THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 662.76 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN N00°08'59"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 894.68 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27; THENCE RUN S55°07'07"E ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 1618.49 FEET TO THE POINT OF BEGINNING.

First American Title Insurance Company

SCHEDULE A (Continued)

Issuing Office File No.: 2037-3581088

Parcel A:

The property in Section 18, Township 21 South, Range 25 East, Lake County, Florida described as:

The South $\frac{1}{4}$ of the East $\frac{1}{2}$ of Government Lot 4 (LESS right of way for State Road No. 565).

Parcel B:

The Northeast of the Southwest $\frac{1}{4}$ (Also sometimes described as the East $\frac{1}{2}$ of Government Lot 3) and that part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, all lying South and West of U.S. Highway 27 and West of Villa City Road, LESS AND EXCEPT therefrom all existing road rights-of-way, Section 18, Township 21 South, Range 25, East Lake County, Florida.

Parcel C:

That part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying South and West of U. S. Highway 27 and East of Villa City Road, LESS AND EXCEPT therefrom all existing road rights-of-way, Section 18, Township 21 South, Range 25 East, Lake County, Florida.

Parcel D:

The West 704.59 feet of the North 369.50 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, LESS AND EXCEPT therefrom all existing road rights-of-way, Section 18, Township 21 South, Range 25 East, Lake County, Florida.

Parcel E:

The North $\frac{3}{4}$ of the East $\frac{1}{2}$ of Government Lot 4, Section 18, Township 21 South, Range 25 East, Lake County, Florida (LESS right of way for State Road No. 565).

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SCHEDULE A (Continued)

Issuing Office File No.: 2037-3581095

PARCEL A:

THE EAST 150 FEET OF THE SOUTH 300 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL B:

THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE EAST 150 FEET OF THE NORTH 400 FEET; ALSO LESS THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND ALSO LESS THE EAST 150 FEET OF THE SOUTH 300 FEET THEREFROM.

PARCEL C:

THE PROPERTY IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA (LESS RIGHTS-OF-WAY FOR U.S. HIGHWAY 27 AND STATE ROAD NO. 565), DESCRIBED AS:

WEST 1/2 OF GOVERNMENT LOT 4, LESS THE NORTH 250 FEET OF THE WEST 275 FEET THEREOF.

PARCEL D:

THE PROPERTY IN SECTION 24, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS:

THE WEST 3/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, LESS THE WEST 10 FEET THEREOF; AND

THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; AND

THE EAST 1/2 OF THE NORTHEAST 1/4; AND

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND

THE EAST 1/2 OF THE NORTHWEST 1/4, LESS THE SOUTH 10 FEET OF THE WEST 670 FEET OF THE EAST 3/4 OF THE NORTH 1/2.

PARCEL E:

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

PARCEL F:

THE PROPERTY IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA (LESS

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RIGHT-OF-WAY FOR STATE ROAD NO. 565 DESCRIBED AS:

GOVERNMENT LOT 1; AND

THE WEST 1/2 OF GOVERNMENT LOT 2.

First American Title Insurance Company

SCHEDULE A (Continued)

Issuing Office File No.: 2037-3581080

A parcel of land being situated in Sections 17 and 20, Township 21 South, Range 25 East, Lake County, Florida, more particularly described as follows:

Commencing at the North 114 corner of Section 20, Township 21 South, Range 25 East; thence run South $89^{\circ}41'27''$ West along the North line of the Northwest $1/4$ of said Section 20 for a distance of 443.01 feet to the POINT OF BEGINNING; thence departing said North line, run North $00^{\circ}03'06''$ East for a distance of 984.02 feet; thence run North $89^{\circ}41'27''$ East for a distance of 443.01 feet to the West line of the Southeast $1/4$ of Section 17, Township 21 South, Range 25 East; thence run North $00^{\circ}03'06''$ East along said West line for a distance of 36.26 feet to a point on the South line of Creek and Marsh in the Southwest $1/4$ of the Southeast $1/4$ of said Section 17; thence departing said West line, run along the said South line of the Creek and Marsh the following Courses and Distances: thence run North $74^{\circ}07'30''$ East for a distance of 107.81 feet; thence run North $74^{\circ}55'24''$ East for a distance of 104.94 feet; thence run North $75^{\circ}28'01''$ East for a distance of 114.40 feet; thence run South $87^{\circ}52'24''$ East for a distance of 18.60 feet; thence run South $05^{\circ}51'43''$ East for a distance of 69.02 feet; thence run South $87^{\circ}43'20''$ East for a distance of 101.87 feet; thence run South $86^{\circ}03'35''$ East for a distance of 81.00 feet; thence run South $70^{\circ}53'23''$ East for a distance of 55.65 feet; thence run South $55^{\circ}42'04''$ East for a distance of 92.59 feet; thence run South $41^{\circ}35'42''$ East for a distance of 87.98 feet; thence run South $28^{\circ}34'02''$ East for a distance of 81.31 feet; thence run South $16^{\circ}57'43''$ East for a distance of 113.85 feet; thence run South $04^{\circ}55'52''$ East for a distance of 188.19 feet; thence run South $33^{\circ}33'03''$ East for a distance of 22.19 feet; thence run South $52^{\circ}20'25''$ East for a distance of 31.48 feet; thence run South $69^{\circ}32'51''$ East for a distance of 50.11 feet; thence run North $86^{\circ}30'53''$ East for a distance of 106.51 feet; thence run North $88^{\circ}13'31''$ East for a distance of 46.04 feet; thence run North $74^{\circ}17'45''$ East for a distance of 46.00 feet; thence run North $57^{\circ}50'58''$ East for a distance of 58.53 feet; thence run North $43^{\circ}27'40''$ East for a distance of 86.75 feet; thence run North $26^{\circ}08'14''$ East for a distance of 193.83 feet; thence run North $78^{\circ}22'28''$ East for a distance of 57.30 feet to the East line of the Southwest $1/4$ of the Southeast $1/4$ of said Section 17; thence departing said South line of the Creek and Marsh, run South $00^{\circ}00'38''$ East along said East line for a distance of 38.41 feet; thence departing said East line, run South $89^{\circ}57'56''$ East for a distance of 320.00 feet; thence run South $00^{\circ}00'38''$ East for a distance of 730.00 feet to the North line of the Northeast $1/4$ of the aforesaid Section 20; thence run South $89^{\circ}57'56''$ East along said North line for a distance of 670.33 feet; thence departing said North line, run South $01^{\circ}30'45''$ West for a distance of 663.24 feet; thence run North $89^{\circ}50'07''$ West for a distance of 990.27 feet to the West line of the Northeast $1/4$ of the Northeast $1/4$ of said Section 20; thence run South $01^{\circ}30'45''$ West along said West line for a distance of 660.99 feet to the Southeast corner of the Northwest $1/4$ of the Northeast $1/4$ of said Section 20; thence departing said West line, run North $89^{\circ}42'14''$ West along the South line of said Northwest $1/4$ of Northeast $1/4$ for a distance of 1316.68 feet to the Southwest corner of said Northwest $1/4$ of Northeast $1/4$; thence departing said South line, run South $00^{\circ}50'20''$ West along the East line of the Northwest $1/4$ of said Section 20 for a distance of 170.66 feet to the Northerly right of way line of State Road 25 (also known as U.S. highway 27), said point also being on a curve, concave Northeasterly, and having a radius of 5661.65 feet, a chord bearing of North $60^{\circ}46'10''$ West, and a chord distance of 1101.36 feet; thence run along the arc of said curve, and said Northerly right of way line, through a central angle of $11^{\circ}09'48''$ for a distance of 1103.10 feet to the point of tangency; thence run North $55^{\circ}11'16''$ West, along said Northerly right of way line, for a distance of 1639.17 feet to the intersection of said Northerly right of way line with the aforesaid North

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line of the Northwest 1/4 of Section 20; thence departing said Northerly right of way line, run North 89°41'27" East for a distance of 1885.70 feet to the POINT OF BEGINNING.

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SCHEDULE A (Continued)

Issuing Office File No.: **2037-3581050**

Parcel 1:

The North 3/4 of the East 1/2 of the Northeast 1/4, less the North 10 feet thereof, and less the South 317.36 feet of the North 327.36 feet of the East 10 feet, of Section 25, Township 21 South, Range 24 East, Lake County Florida.

Parcel 2:

The West 1/2 of the Northwest 1/4 of the East 1/2 of Government Lot 1, and the North 1/2 of the West 1/2 of Government Lot 1, less the North 10 feet thereof of Section 30, Township 21 South, Range 25 East, Lake County Florida.

Parcel 3:

The Northwest 1/4 of the East 1/2 of Government Lot 2, and the East 1/2 of the Northwest 1/4 of the East 1/2 of Government Lot 1, less the North 10 feet, Section 30, Township 21 South, Range 25 East, of the public records of Lake County Florida.

Parcel 4:

The East 3/4 of the South 1/2 of Government Lot 1, less the road, Northeast 1/4 of the East 1/2 of Government Lot 1. Less North 10 feet and less the road, the East 1/4 of the Government Lot 2, less the road, Section 30, Township 21 South, Range 25 East Lake County Florida, less any portion thereof lying Southeasterly of the road.

Less that portion conveyed to the State of Florida by Deed recorded May 18, 1956 In Book 383, Page 123.

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SCHEDULE A (Continued)

Issuing Office File No.: 2037-3581102

That part of Section 20, Township 21 South, Range 25 East, Lake County, Florida, described as follows:

Commence at a 4" x 4" concrete monument (no identification number) at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 21 South, Range 25 East, and run S00°41'59"W along the West line of said Northwest 1/4 of the Northwest 1/4 for a distance of 27.03 feet to a found 4" x 4" concrete monument (no identification number) on the Southwesterly right-of-way line of U.S. Highway No. 27 (a 200' wide right-of-way), also being the POINT OF BEGINNING; thence continue S00°41'59"W along said West line for a distance of 1301.10 feet to a found 4" x 4" concrete monument (no identification number) at the Southwest corner of said Northwest 1/4 of the Northwest 1/4; thence run N89°51'42"E along the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 1132.50 feet to a found 4" x 4" concrete monument (no identification number); thence run N00°43'09"E along the West line of the East 200.00 feet of said Northwest 1/4 of the Northwest 1/4 for a distance of 270.37 feet to a found 4" x 4" concrete monument (no identification number), said monument lying S00°43'09"W a distance of 245.00 feet from the aforesaid Southwesterly right-of-way line; thence run N63°15'19"W for a distance of 241.81 feet to a found 1" x 1" angle iron; thence run N28°05'40"E for a distance of 238.62 feet to a found 4" x 4" concrete monument (no identification number) on the aforesaid Southwesterly right-of-way line; thence run N55°07'07"W along said right-of-way line for a distance of 1239.05 feet to the POINT OF BEGINNING.

AND:

That part of Section 20, Township 21 South, Range 25 East, Lake County, Florida, described as follows:

Commence at a 4" x 4" concrete monument (no identification number) at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 21 South, Range 25 East, and run S00°41'59"W along the West line of said Northwest 1/4 of the Northwest 1/4 for a distance of 27.03 feet to a found 4" x 4" concrete monument (no identification number) on the Southwesterly right-of-way line of U.S. Highway No. 27 (a 200' wide right-of-way); thence continue S00°41'59"W along said West line for a distance of 1301.10 feet to a found 4" x 4" concrete monument (no identification number) at the Southwest corner of said Northwest 1/4 of the Northwest 1/4; thence run N89°51'42"E along the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 1132.50 feet to a found 4" x 4" concrete monument (no identification number); thence run N00°43'09"E along the West line of the East 200.00 feet of said Northwest 1/4 of the Northwest 1/4 for a distance of 270.37 feet to a found 4" x 4" concrete monument (no identification number), said monument lying S00°43'09"W a distance of 245.00 feet from the aforesaid Southwesterly right-of-way line and being the POINT OF BEGINNING; thence run N63°15'19"W for a distance of 241.81 feet to a found 1" x 1" angle iron; thence run N28°05'40"E for a distance of 238.62 feet to a found 4" x 4" concrete monument on the aforesaid Southwesterly right-of-way line; thence run S25°02'36"W for a distance of 237.00 feet to a set 1/2" diameter iron rod with cap number LB58; thence run S62°50'24"E for a distance of 229.16 feet to the POINT OF BEGINNING.

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SCHEDULE A (Continued)

Issuing Office File No.: **2037-3581099**

Parcel A:

The Southeast 1/4 of the Northwest 1/4 (otherwise sometimes described as East 1/2 of Government Lot 2), Section 19, Township 21 South, Range 25 East, Lake County, Florida, LESS road right-of-way for C-565 conveyed in Deed Book 382, Page 509, Public Records of Lake County, Florida.

Parcel B:

The North 1/2 of the Southwest 1/4, Section 19, Township 21 South, Range 25 East, Lake County, Florida, LESS right-of-way for C-565 conveyed in Deed Book 383, Page 121, Public Records of Lake County, Florida.

Parcel C:

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, Section 24, Township 21 South, Range 24 East, Lake County, Florida.

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SCHEDULE A (Continued)

Issuing Office File No.: 2037-3581035

The West 1/2 of the Northeast 1/4 of Section 30, Township 21 South, Range 25 East, Lake County, Florida.

and

Begin at the Northwest corner of the Southeast 1/4 of Section 30, Township 21 South, Range 25 East, Lake County, Florida; thence N. 89°35'07" E, a distance of 668.25 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4; thence S. 00°10'48" W, along the Easterly line of the said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4, a distance of 300.00 feet; thence N. 66°08'20" W, a distance of 729.65 feet to the POINT OF BEGINNING.

LESS right-of-way for Villa City Road recorded March 30, 1956 in Deed Book 381, Page 109, Public Records of Lake County, Florida.

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SCHEDULE A (Continued)

Issuing Office File No.: 2037-3580997

The West 1/2 of the Northeast 1/4 of Section 19, Township 21 South, Range 25 East, Lake County, Florida and being subject to County Road 565, an Eighty (80) foot Right-of-Way as now laid out.

Together with:

The West 1/2 of the Southeast 1/4 of Section 19, Township 21 South, Range 25 East, Lake County, Florida and being subject to County Road 565, an Eighty (80) foot Right-of-Way as now laid out.

Together with:

The South 1/2 of the Southwest 1/4 of Section 19, Township 21 South, Range 25 East, Lake County, Florida and being subject to County Road 565, an Eighty (80) foot Right-of-Way as now laid out.

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SCHEDULE A (Continued)

Issuing Office File No.: 2037-3581005

The Southwest 1/4 of Section 24, Township 21 South, Range 24 East, Lake County, Florida, LESS that part thereof described as follows:

Commencing at the Northwest corner of said Section 24, thence South 00°27'06" East (all bearings mentioned herein are assumed), along the West line of said Section 24, a distance of 2646.56 feet to the West 1/4 corner of said Section 24; thence South 00°23'19" East, a distance of 792.07 feet to the Point of Beginning; thence continue South 00°23'19" East, a distance of 100.14 feet; thence South 87°18'48" East, a distance of 410.35 feet; thence North 02°41'12" East a distance of 100 feet; thence North 87°18'48" West, a distance of 415.73 feet to the Point of Beginning.

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SCHEDULE A (Continued)

Issuing Office File No.: **2037-3581026**

That portion of Section 18, Township 21 South, Range 25 East described as follows:

The East 1/4 of Government Lot 2; The Southwest 1/4 of the East 1/2 of Government Lot 2 lying Northeasterly of U.S. Highway 27; The East 1/2 of Government Lot 3 lying Northeasterly of U.S. Highway 27; The East 1/2 of the Southeast 1/4 of said Section 18, lying Northeasterly of U.S. Highway 27; The Northwest 1/4 of the Southeast 1/4 of said Section 18 lying Northeasterly of U.S. Highway 27; The South 1/2 of the Northeast 1/4 of said Section 18; The South 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 18; The Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 18 all lying in Lake County, Florida.

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SCHEDULE A (Continued)

Issuing Office File No.: 2037-3580992

The Southwest 1/4 of the Southeast 1/4 of Section 18, Township 21 South, Range 25 East, Lake County, Florida:

LESS that portion of said Southwest 1/4 of the Southeast 1/4 lying Northeasterly of U S Highway 27.

LESS that Right-of-Way for U S Highway 27 thereof.

LESS that certain parcel being described as follows:

That portion of the Southwest 1/4 of the Southeast 1/4 of said Section 18, Township 21 South, Range 25 East being West 704.59 feet of the North 369.50 feet thereof, Lake County, Florida and being subject to County Road 565, an Eighty (80) foot Right-of-Way as now laid out.

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SCHEDULE A (Continued)

Issuing Office File No.: **2037-3581013**

The South 1/2 of the Southeast 1/4 of Section 24, Township 21 South, Range 24 East, Lake County, Florida.

Subject to road right-of-way along West boundary.

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SCHEDULE A (Continued)

Issuing Office File No.: 2037-3581144

PARCEL 1:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE FLORIDA TURNPIKE AND NORTHWESTERLY OF O'BRIEN ROAD, LESS THE SOUTH 5 ACRES THEREOF.

AND

THE WEST 1/2 OF THE SOUTHWEST 1/4, LYING SOUTH OF THE FLORIDA TURNPIKE.

AND

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE FLORIDA TURNPIKE AND NORTHWEST OF O'BRIEN ROAD.

AND

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING SOUTH OF THE FLORIDA TURNPIKE.

ALL LYING AND BEING IN SECTION 16, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE FLORIDA TURNPIKE AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CREEK AND MARSH, SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

AND

THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA;

LESS: THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 27;

LESS: THE SOUTH 984 FEET OF THE EAST 443 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4;

LESS: FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN EAST ALONG SECTION LINE 666 FEET; THENCE NORTH 00°22'30" WEST, 140.7 FEET; THENCE SOUTH 88°53'30" WEST 118.8 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°53'30" WEST 118.8 FEET; THENCE NORTH 00°22'30" WEST 120 FEET; THENCE NORTH 88°53'30" EAST 118.8 FEET; THENCE SOUTH 00°22'30" EAST 120 FEET TO THE POINT OF BEGINNING.

LESS: FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE

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COUNTY, FLORIDA, RUN EAST ALONG SECTION LINE 666 FEET; THENCE NORTH $00^{\circ}22'30''$ WEST 140.7 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $88^{\circ}53'30''$ WEST 118.8 FEET; THENCE NORTH $00^{\circ}22'30''$ WEST 120 FEET; THENCE NORTH $88^{\circ}53'30''$ EAST 118.8 FEET; THENCE SOUTH $00^{\circ}22'30''$ EAST 120 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE WEST 320 FEET OF THE SOUTH 700 FEET, SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

LEGEND

- Sustainable Neighborhood
- Regional Commercial
- Mixed Use
- Open Space / Natural Lands
- Wetlands
- Lakes
- Project Site Boundary
- Public Access to Park and River (approximately 20 acres)
- Proposed Access Point

Land Use	Development Program	Units
Single-Family Residential	2,570	DU
Multi-Family Residential	2,000	DU
Active Adult Residential	3,190	DU
Office	300,000	SF
Industrial	100,000	SF
Retail	500,000	SF
Assisted Living Facility (ALF)	400	Beds
Hotel	150	Rooms

Notes:
 *The Ecological Management Area is intended for listed species habitat; this designation may be revisited should the City or other regulatory agency express a desire for off-site mitigation in lieu of on-site mitigation.
 Map is for graphic representation purposes only; actual data must be field verified.

ECOLOGICAL MANAGEMENT AREA*

EXHIBIT B



**Exhibit C
Equivalency Matrix
Villa City DRI**

PM Rate	To:	Single Family (DU)	Multi-Family (DU)	3r Housing Detached (DU)	Office (0-49 KSF)	Office (50-99 KSF)	Office (100-199 KSF)	Office (≥200 KSF)	Industrial Park (0-49 KSF)	Industrial Park (50-99 KSF)	Industrial Park (100-199 KSF)	Industrial Park (≥200 KSF)	Retail (0-99 KSF)	Retail (100-199 KSF)	Retail (≥200 KSF)	Assisted Living Facility (Beds)	Hotel (Rooms)
1.00	Single Family (DU)		1.61	3.70	0.23	0.46	0.61	0.70	0.50	0.84	1.02	1.11	0.13	0.19	0.23	4.55	1.67
0.62	Multi-Family (DU)	0.62		2.30	0.15	0.29	0.38	0.43	0.31	0.52	0.63	0.69	0.08	0.12	0.14	2.82	1.03
0.27	3r Housing Detached (DU)	0.27	0.44		0.06	0.12	0.16	0.19	0.14	0.23	0.27	0.30	0.04	0.05	0.06	1.23	0.45
4.26	Office (0-49 KSF)	4.26	6.87	15.77		1.97	2.59	2.97	2.13	3.59	4.33	4.72	0.57	0.81	0.96	19.35	7.10
2.17	Office (50-99 KSF)	2.17	3.49	8.02	0.51		1.32	1.51	1.08	1.83	2.20	2.40	0.29	0.41	0.49	9.85	3.61
1.64	Office (100-199 KSF)	1.64	2.65	6.09	0.39	0.76		1.15	0.82	1.38	1.67	1.82	0.22	0.31	0.37	7.47	2.74
1.43	Office (≥200 KSF)	1.43	2.31	5.31	0.34	0.66	0.87		0.72	1.21	1.48	1.59	0.19	0.27	0.32	6.52	2.39
2.00	Industrial Park (0-49 KSF)	2.00	3.22	7.40	0.47	0.82	1.22	1.39		1.69	2.03	2.22	0.27	0.38	0.45	9.09	3.33
1.19	Industrial Park (50-99 KSF)	1.19	1.91	4.39	0.28	0.55	0.72	0.83	0.59		1.21	1.32	0.16	0.23	0.27	5.39	1.98
0.98	Industrial Park (100-199 KSF)	0.98	1.59	3.64	0.23	0.45	0.60	0.69	0.49	0.83		1.09	0.13	0.19	0.22	4.47	1.64
0.90	Industrial Park (≥200 KSF)	0.90	1.45	3.34	0.21	0.42	0.55	0.63	0.45	0.76	0.92		0.12	0.17	0.20	4.10	1.50
7.53	Retail (0-99 KSF)	7.53	12.15	27.89	1.77	3.48	4.58	5.25	3.77	6.35	7.68	8.35		1.44	1.70	34.23	12.55
5.24	Retail (100-199 KSF)	5.24	8.45	19.41	1.23	2.42	3.19	3.66	2.62	4.42	5.33	5.81	0.70		1.18	23.82	8.73
4.43	Retail (≥200 KSF)	4.43	7.14	16.40	1.04	2.04	2.69	3.09	2.21	3.73	4.50	4.91	0.59	0.84		20.13	7.38
0.22	Assisted Living Facility (Beds)	0.22	0.35	0.81	0.05	0.10	0.13	0.15	0.11	0.19	0.22	0.24	0.03	0.04	0.05		0.37
0.60	Hotel (Rooms)	0.60	0.97	2.22	0.14	0.28	0.37	0.42	0.30	0.51	0.61	0.67	0.08	0.11	0.14	2.73	

To use the table: Multiply the amount of "from" land use by the factor in the table to get the resulting amount of "to" land use.

Source: PM peak hour rates were determined based on the ITE Trip Generation Manual, 9th Edition.